

**ORDINANCE NO. 20170302-050**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6914 MCNEIL DRIVE FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2016-0123, on file at the Planning and Zoning Department, as follows:

That certain 1.356 acre tract located in the Henry Rhodes Survey, A-522, Williamson County, Texas, and being a portion of that certain called 1.464 acre tract of land recorded and described in deed to Gregor Robert Lippold in Volume 957, Page 66, of the Deed Records of Williamson County, Texas (O.P.R.W.C.T.) and a portion of that 0.22 acre tract of land recorded and described to G.R. Lippold in Volume 1007, Page 776 of said O.P.R.W.C.T., said 1.36 acre tract being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 6914 McNeil Drive in the City of Austin, Williamson County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are prohibited uses for the Property:

Automotive rentals	Automotive repair services
Automotive sales	Automotive washing (of any type)
Bail bond services	Commercial off-street parking
Drop off recycling facility	Exterminating services
Funeral services	Pawn shop services
Research services	Service station
Hospital services (general)	Hospital services (limited)
Alternative financial services	

- B. Drive-in service as an accessory use to commercial uses is prohibited on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on March 13, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_ March 2 \_\_\_\_\_, 2017

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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:** \_\_\_\_\_  
Jannette S. Goodall  
City Clerk

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Fieldnote Description of a 1.356 Acre Tract  
Located in the Henry Rhodes Survey, A-522  
Williamson County, Texas

Fieldnotes to that certain 1.356 acre tract located in the Henry Rhodes Survey, A-522, Williamson County, Texas, and being a portion of that certain called 1.464 Acre tract of land recorded and described in Deed to Gregor Robert Lippold in Volume 957, Page 66 of the Deed Records of Williamson County, Texas (O.P.R.W.C.T.), and a portion of that 0.22 acre tract of land recorded and Described to G.R. Lippold in Volume 1007, Page 776 of said O.P.R.W.C.T. Said 1.36 acre tract described by metas and bounds as follows, to wit:

BEGINNING at a 1/2" Iron Rod set (capped and stamped Goodwin Lasiter), at the East corner of the herein described tract of land, being in the intersection of the Westerly Right-of-Way of Los Indios Trails (64' ROW) and the Northerly Right-of-Way of McNeil Drive (ROW varies), from which a fence post bears N 63°29'02" W a distance of 20.43 feet;

THENCE SOUTH 67°58'41" WEST 219.00 feet (called S70°34'41"W 219.00'), along and with the Northerly Right-of-Way of said McNeil Drive and the Southerly line of the herein described tract to a 1/2" Iron Rod found being the most Southerly East corner of Lot 11, Block M. of the Los Indios Subdivision, Phase "B" as Recorded in Cabinet F, Slide 120 of said O.P.R.W.C.T., being the South corner of the herein described tract, from which a fence post bears N 40°42'54" E a distance of 0.82 feet, from which a 1/2" Iron Rod in Concrete bears S 22°57'47" E a distance of 1.68 feet;

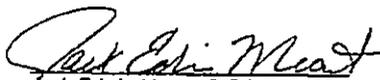
THENCE NORTH 21°15'26" WEST 267.64 feet (called N18°39'26"W 267.64'), along and with an interior Easterly line of said Block 11, and the Westerly line of the herein described tract to a 1/2" Iron Rod found for an interior corner of said Block 11 and being the West corner of the herein described tract, from which a fence post bears S 11°07'43" W a distance of 1.08 feet;

THENCE NORTH 67°31'56" EAST 221.22 feet (called N70°08'04" 221.25') along and with an interior Southerly line of said Block 11 and the Northerly line of the herein described tract to a 1/2" Iron Rod found for the most Easterly South corner of said Block 11 and the North corner of the herein described tract, being in the Westerly Right-of-Way of said Los Indios Trail, from which a fence post bears S 29°02'19" W a distance of 1.32 feet;

THENCE SOUTH 20°47'26" EAST 269.40 feet (called S18°11'25"E 269.40'), along and with the Westerly Right-of-Way of said Los Indios Trail and the Easterly line of the herein described tract to the POINT OF BEGINNING, containing 1.356 acres more or less.

Bearing is based on the Texas Central Zone (N.A.D. 83) from G.P.S. Static Observation at the property location. A scale factor of 1.00012268 feet was applied to the coordinates.

Note: Being that same tract described as 1.36 acres in Title Commitment issued by First American Title Insurance Company with an effective date of August 3, 2015 and a commitment number of 1000-159728-RTT.

  
Jack Edwin Meaut, R.P.L.S. 5800  
Goodwin-Lasiter-Strong  
Bryan, Texas  
TBPLS Firm License No. 10110901  
September 18, 2015

